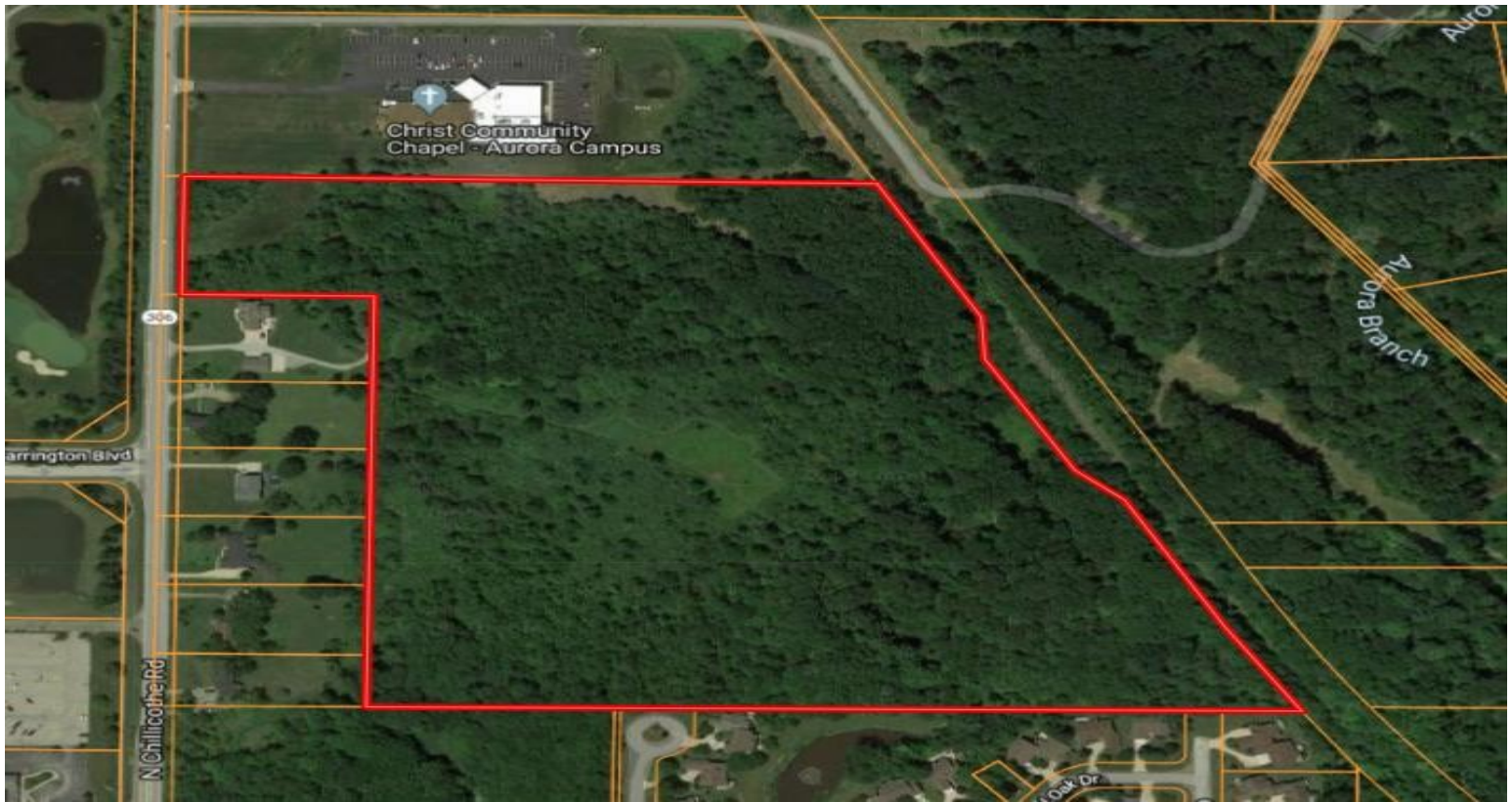


PREMIER REAL ESTATE AUCTION

THUR. OCT. 24 at 1:00 PM

TRUSTEE DIRECTS IMMEDIATE SALE — PORTAGE CO. AURORA OH.

Prime 35+ AC. Residential Development Site—All Utilities Avail



Located north of St. Rt. 82 & 306 intersection on 306 in Aurora OH 44202

Beautiful, private, and ready to be developed 35 +/- acres located in the heart of Aurora across from Barrington Development on State Route 306. This property has over 287' ft of road frontage on Chillicothe Rd as well as access from the Cul-de-Sac on Royal Oak Dr in "The Oakes" development. This site is wooded and treed, has sewer/water and All Utilities Available. Develop into Subdivision or build your Dream Estate. You can only buy land when its available so take advantage of this amazing opportunity that hasn't been available in over 50 years!

ON-SITE INSPECTION DATES: Sept. 25, Oct. 2, 9, & 16 (All times 12-2p)

Visit www.AuroraLandAuction.com or CALL: 330.879.5000



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TERMS OF SALE FOR OCT. 24 REAL ESTATE AUCTION

OFF-SITE AUCTION LOCATION: Aurora Inn & Event Center—30 Shawnee Trl Aurora OH 44202

OPEN HOUSE DATES: Sept. 25, Oct. 2, 9 & 16 (12-2p)

TIME AND PLACE OF AUCTION: Auction will be held Off-Site at the Aurora Inn & Event Center located at 30 Shawnee Trl Aurora OH 44202. Registration begins at 12noon. The auction will begin @ 1:00 pm.

AUCTION FORMAT: All bidding is open and public. To bid during the auction, you need only raise your hand, shout out your bid or instruct an Auctioneers Assistant call out your bid for you.

REQUIREMENTS OF THE SUCCESSFUL HIGH BIDDER: The high bidder on the property will be required to immediately tender the required Certified Check, or Approved Company/Personal Check in the amount of \$22,500 as earnest money, made payable to Nova Title, escrow agent, and sign the purchase agreement. Earnest money to be increased to 10% of purchase price within 14 days of acceptance.

BUYERS PREMIUM: The auction purchase contract shall provide that the purchaser pays a buyer's premium of 10%. This amount is added to the high bid amount and inserted in the auction purchase contract as the total purchase price. Financing, if any, is calculated on the Total Purchase Price.

PLEASE NOTE that this property is not being sold subject to financing. This means that, before you bid at the auction, you should have enough cash reserves to close the purchase, or that financing should be pre-arranged, or that you should be absolutely sure that you can qualify for financing. If you do not have the cash, or if you are not sure you can obtain financing, it is recommended that you do not bid.

TITLE: Sellers shall furnish at their own expense a title guaranty policy brought to date of delivery of deed, showing good marketable title in fee simple in sellers and shall convey the premises by General Warranty Deed, free of dower, liens or encumbrances, except as specified herein.

CLOSING PROCEDURE: Nova Title (440.601.5550) located at 30455 Solon Rd Solon OH 44139 will be closing this transaction. Closing shall occur on or before November 25, 2019 at which time purchaser shall pay the balance of the purchase price. Transfer of title will be by Fiduciary Deed. Time is of the essence in this transaction.

POSSESSION OF PROPERTY: Possession shall be given to purchaser at the time of recording of the deed.

AUCTIONEER: Jared Dutton, AARE / jdutton3@kw.com

AGENCY DISCLOSURE: All licensees associated with the Broker represent the seller in the sale of this property.

BROKER PARTICIPATION: A referral fee equal to 2% of the high bid price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, whose client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the client by requesting and completing an Auction Broker Registration form; (c) inspect the property with their prospect (d) attend the auction and bid with or for the client. All Registrations accepted must be acknowledged by Auctioneer. **NO LATER THAN Oct. 17, 2019.** Referral fees will be paid upon closing by the seller and receipt of all commissions by Auctioneer. No referral fees will be paid by Seller, if the broker, the broker's agent is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. There can be no exceptions to this procedure and oral registrations will be accepted.

ATTENTION AUCTION BUYERS: WE RECOMMEND THAT YOU ARRIVE AT THE AUCTION ONE HOUR PRIOR TO THE AUCTION, IN ORDER TO REGISTER, PRESENT YOUR CERTIFIED CHECK OR CASHIER'S CHECK, HAVE ANY LAST MINUTE QUESTIONS ANSWERED. Any property may be withdrawn, canceled or subject to sale prior to the auction without any further notice, subject to auction day announcements. The following contained in this brochure is subject to inspection and verification by all parties relying on it. The seller or their representatives assume no liability for its inaccuracy, errors or omissions.

NO WARRANTIES: This property is being sold "AS IS", "WHERE IS", without any representation or warranty of any kind being made by the sellers, auctioneer, by Keller Williams Legacy Group Realty, or by any other cooperating realty firm. All information in this brochure, any advertising, or in any other written form has been taken from sources believed to be reliable and accurate, but is not guaranteed.

CONDUCT OF THE AUCTION: Announcements made at the time of the auction from the podium take precedence over all printed material. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. Seller and auctioneer reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance, canvassing, soliciting, or other reasons.



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